



CITY OF SAINT PAUL
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

Summary Fact Sheet

Historic Multifamily Housing Rehabilitation Opportunity

234-238 Bates Avenue



Site Information

- Address: 234 Bates Avenue
PIN: 32-29-22-41-0143
- Located in the historic Dayton's Bluff Neighborhood, minutes from Downtown Saint Paul.
- Multifamily building originally constructed in 1888.
- Site and Building: the site is 9,148 square feet (.21 acres); the building size is 16,928 square feet. The building is currently vacant. The site does not currently have off-street parking as it was constructed prior to formalized parking requirements being put in

place.

- The Site is zoned RM2 – Medium Density Multifamily Residential District. It is the preference of the City of Saint Paul and the Dayton's Bluff Neighborhood that the building be retained as multi-family housing.
- In addition, because the Site is located in the Dayton's Bluff Heritage Preservation District, the rehabilitation of the building must meet the City's guidelines for the district and receive final design approval from the local Heritage Preservation Commission (HPC).

Area Amenities

- Minutes to Downtown Saint Paul.
- Close access to the regional trail system.
- Close to the Metropolitan State University campus.
- Two blocks from bus line on Third Street.
- Adjacent to Dayton's Bluff Elementary School and Recreational Area.
- Convenient access to I-94.

